

**DETACHED VILLA REF.190: STUNNING SEA & VALLEY VIEWS, EXCELLENT BUILDING QUALITY, PLOT 1.095 M2, LIVING AREA 112.53 M2, 3 BEDROOMS, 2 BATHROOMS, LARGE TERRACES, BASEMENT 95.67 M2 (INTEGRAL GARAGE-STORAGE)**



This well-appointed detached Villa is situated in one of the best residential areas in the southwest of the Peloponnese, close to several beaches, golf courses and only five minutes away from the nearest sandy beach and all local amenities.

It is perfectly located on a hillside in the area of Kamaria - Finikounda and enjoys unobstructed views to the sea and the islands Schiza and Agia Marina as well the lighthouse of the island Sapienza. The land in front of the Villa is an impressive valley protected by Natura 2000 as an area of unique natural beauty. Building in this area is not allowed so the spectacular views will never be interrupted and spoiled. The Villa has been built with materials of excellent quality and has 3 levels (basement - ground floor - upper floor) that communicate via an internal staircase. The plot is measuring 1.095 m2 while the house is measuring 208 m2 in total (living area + basement) The basement is an open plan area of 95.67 m2 spacious enough for garage, storage, boiler room etc. A ramp leads to the basement that gets access via a garage door with remote control. The ground floor consists of an open plan living room with kitchen, the master bedroom with en suite shower room, W.C., open fire place and straight access to a spacious covered terrace of 27.06 m2 that enjoys beautiful sea views. The upper floor consists of 2 bedrooms sharing a shower room and large terraces with marvelous panoramic sea, valley and island views. The Villa is nearly finished (since 2016) and prepared for kitchen units, air conditioning and central heating. Windows and patio doors are double-glazed, aluminum units with shutters and integral fly-screens. An easy to drive and well maintained dirt road of 470 m connects the property with the asphalt road.

Finikounda, 5 minutes by car, has four long sandy beaches. The village itself has a very pretty harbour for traditional fishing boats and recreational boats while a smaller village sandy beach is served by traditionally Greek cafes and restaurants. Methoni, 8 minutes by car, is an old trading port, with Venetian links, evidence of which abounds in its beautiful castle beneath which lie a beach and a sheltered harbour. Methoni has a doctors' surgery, dentist, pharmacy, good local shopping, super markets, bank, post office and very good restaurants. Pylos, a 20-minute drive away, is a busy small town with port and extensive marina. It has a good range of shops and cafes built around a lovely central square, shaded by ancient plane trees. It also boasts an impressive castle. There are doctors and a small hospital/health centre with good facilities and reliable staff who provide prompt emergency service. The nearest signature golf course (Navarino Bay) is 25 minutes away while the next golf course (Navarino Dunes) is 30 minutes away. It takes 50 minutes to drive to the International airport and the hospital of Kalamata which is the administrative capital of the area. Kalamata has a port, large yachting marina and motorway access to ATHENS. The centre of town has been the subject of major regeneration during the past few years and offers a

wide range of shopping, eating and relaxing opportunities along its main boulevard. There is a greater variety of shops here offering designer goods and some internationally known stores.